



THE STORY OF

# Midfield House

*Sedgeford, Norfolk*

SOWERBYS

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# Midfield House

Ringstead Road, Sedgeford,  
Norfolk, PE36 5NQ

Large Family Home

Three Spacious Reception Rooms

Four Generously Sized Bedrooms with  
Principal Featuring Private En-Suite

Large Driveway and Garage

Excellent Location with All Amenities Close By

Enclosed Rear Garden

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“We would describe our home as being  
roomy, cosy and safe.”

Nestled just a brief stroll from the heart of Sedgeford village, where you'll find a popular pub/restaurant and scenic walks along Peddars Way, stands Midfield House. This expansive double-fronted property, complete with an integral garage, presents an ideal home for a growing family.

Step into the sizable formal sitting room, exuding charm with its distinctive fire surround boasting a wood-burning stove, beamed ceiling, and access to the conservatory featuring a hot tub and delightful views of the rear garden.

Hosting family parties and gatherings is a breeze in the spectacular dining room, offering ample space for festive occasions. The kitchen/diner serves as a central hub for family conversations, with an adjoining garden room/second sitting room providing an ideal space for children or entertaining friends. A utility room leading to the garage adds to the practicality of the layout.

Upstairs, discover four generously sized bedrooms, including a spacious principal bedroom with an en-suite. The family bathroom boasts both a bath and a shower cubicle.





The front of the property features a large brick-weave driveway and an integral garage to the side. The rear garden, with a patio area off the garden room, offers a perfect setting for family playtime and outdoor barbecues on the lush lawn.

Midfield House is a welcoming retreat for a family seeking comfort and character in a picturesque village setting.





“Midfield House has been a great family home to bring up our children. The village is absolutely wonderful.”



First Floor  
Approximate Floor Area  
1,052 sq. ft  
(98.00 sq. m)



Ground Floor  
Approximate Floor Area  
1,531 sq. ft  
(142.29 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## ALL THE REASONS

# Sedgeford

IN NORFOLK  
IS THE PLACE TO CALL HOME



A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities. Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way also runs through Sedgeford to Thornham and is a 15 km trail full of history and tradition. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's

also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



Note from Sowerbys



“The property is a short walk into the village centre, here you will find the popular village pub.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 9310-2992-8390-2427-4221

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///nodded, flank, backfired

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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